

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Evansville

State: IN

PJ's Total HOME Allocation Received: \$13,590,497

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	94.51 %	96.41 %	9	94.94 %	47	48	
% of Funds Disbursed	89.68 %	91.48 %	7	84.35 %	64	66	
Leveraging Ratio for Rental Activities	0.92	2.95	12	4.59	21	16	
% of Completed Rental Disbursements to All Rental Commitments***	97.41 %	91.36 %	7	81.38 %	42	56	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.39 %	88.05 %	10	68.05 %	67	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.06 %	81.96 %	8	79.65 %	31	33	
% of 0-30% AMI Renters to All Renters***	45.16 %	47.56 %	9	44.76 %	47	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.63 %	1	94.31 %	100	100	
Overall Ranking:			In State:	9 / 12	Nationally:	51 / 51	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$40,760	\$18,166		\$25,245	155 Units	18.80 %	
Homebuyer Unit	\$5,363	\$14,830		\$14,395	597 Units	72.50 %	
Homeowner-Rehab Unit	\$35,757	\$15,192		\$20,186	15 Units	1.80 %	
TBRA Unit	\$4,464	\$2,036		\$3,142	56 Units	6.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Evansville IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$72,498	\$63,636	\$42,321
State:*	\$62,178	\$73,709	\$19,439
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	21.3	82.4	73.3	57.1
Black/African American:	76.8	12.6	20.0	41.1
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	1.8
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	1.2	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.6	0.8	6.7	0.0

ETHNICITY:

Hispanic	0.0	2.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.5	35.3	40.0	19.6
2 Persons:	19.4	27.2	13.3	48.2
3 Persons:	17.4	22.2	0.0	21.4
4 Persons:	14.8	9.9	20.0	8.9
5 Persons:	8.4	3.5	26.7	1.8
6 Persons:	5.2	1.0	0.0	0.0
7 Persons:	0.6	0.3	0.0	0.0
8 or more Persons:	0.6	0.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.0	37.5	26.7	17.9
Elderly:	21.3	1.5	26.7	1.8
Related/Single Parent:	47.1	33.1	26.7	64.3
Related/Two Parent:	9.7	18.8	20.0	8.9
Other:	1.9	9.1	0.0	7.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.8	1.0 [#]
HOME TBRA:	0.0	
Other:	5.8	
No Assistance:	57.4	

of Section 504 Compliant Units / Completed Units Since 2001 59

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Evansville

State: IN

Group Rank: 51
(Percentile)

State Rank: 9 / 12 PJs

Overall Rank: 51
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	97.41	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	81.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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